

TRANSFER  
TAX  
PAIDWARRANTY DEED  
Joint Tenancy  
002379

KNOW ALL MEN BY THESE PRESENTS, that I, Paul J. Mitchell of Waterville, Kennebec County, Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by Michael P. Dutil and AnneMarie Dutil of Waterville, Kennebec County, Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Michael P. Dutil and AnneMarie Dutil, as joint tenants and not as tenants in common, their heirs and assigns forever:

A certain lot or parcel of land with the buildings thereon situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lot #16 as designated on a Plan entitled "A Plan of Clearview Avenue", dated February 7, 1969 and recorded in the Kennebec County Registry of Deeds, Plan Book 40, Page 39.

Subject to and conveyed with said Lot #16 are protective covenants, which shall run with the land, as described in a declaration of protective covenants recorded in the Kennebec County Registry of Deeds recorded in Book 3211 at Page 191.

Also conveying any and all right, title and interest the Grantor herein may have in and to the following described parcel being a portion of Lynn Street, so-called, to wit:

Beginning at a point on the northerly side-line of Clearview Avenue said point also marking the southeasterly corner of Lot number 16 of Clearview Avenue, thence in an easterly direction in line with the northerly side-line of Clearview Avenue a distance of twenty-five (25') feet to a point; thence in a northerly direction in a line parallel with the easterly line of said Lot number 16 a distance of one hundred feet (100') to a point; thence in a westerly direction a distance of twenty-five feet (25') to a point marking the northeast corner of Lot number 16; thence in a southerly direction along the easterly line of said Lot number 16 a distance of one hundred feet (100') to the point of beginning.

Meaning and intending to convey a portion of the premises conveyed to the said Paul J. Mitchell by warranty deed of Brihant Corporation dated July 13, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3198, page 229.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Michael P. Dutil and AnneMarie Dutil, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

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And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Michael P. Dutil and Ann-Marie Dutil, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Paul J. Mitchell, as Grantor, relinquish and convey all rights by descent and all other rights in the above described premises and have hereunto set my hand and seal this 31ST day of JANUARY, 1992

Signed, Sealed and Delivered

D. B. B.  
Witness

Paul J. Mitchell  
Paul J. Mitchell

STATE OF MAINE  
County of Kennebec

JANUARY 31, 1992

Then personally appeared the above-named, Paul J. Mitchell, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

D. B. B.  
Notary Public

**DAVID R. BUTLER**  
**MY COMMISSION EXPIRES:**

Printed Name DAVID R. BUTLER  
JAN 31, 1993



RECEIVED KENNEBEC SS.

1992 FEB -3 AM 9:00

ATTEST: Thomas R. Butler  
REGISTER OF DEEDS